

# Meeting Of The Committee on Zoning Landmark & Building Standards

**TUESDAY, OCTOBER 27, 2015 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda  
Appear in Reverse Numerical Order  
According to Ward

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**NO.18500 (49<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6391**

**Common Address:** 6453-55 N Newgard Ave

**Applicant:** 6453 N Newgard Inc.

**Owner:** 6453 N Newgard Inc.

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5

**Purpose:** Applicant proposes to add 2 residential dwelling units at grade level to the existing 6 residential dwelling unit building and add 2 parking spaces for a total of 8 residential dwelling units with 6 parking spaces. The height of the building is 36' - 8", no change.

**NO.18499(48<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6390**

**Common Address:** 5211-5215 N Clark St

**Applicant:** Swedish American Museum Association of Chicago

**Owner:** Swedish American Museum Association of Chicago

**Attorney:** Thomas Moore

**Change Request:** B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

**Purpose:** Applicant seeks a zoning change in order to allow the Museum to obtain a Public Place of Amusement license to accommodate requests for events such as receptions and local business events to be held at the Museum. The building will remain as existing. 15 off-site parking spaces will remain as existing

**NO.18496-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6387**

**Common Address:** 4025-4027 N Broadway

**Applicant:** 4027 Broadway LLC

**Owner:** 4027 Broadway LLC

**Attorney:** Michael Ezgur

**Change Request:** B2-5 Neighborhood Shopping District to B2-5 Neighborhood Shopping District

**Purpose:** The property will be developed with a six story building (63.2 feet tall) containing 20 residential dwelling units, approximately 1,721 sq. ft. of commercial space (retail/office), 10 parking spaces and no loading berth.

**NO.18507-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6397**

**Common Address:** 1000-1010 W Dakin; 3928-3934 N Sheridan Road

**Applicant:** Loukas Development LLC

**Owner:** O'Neill Living Trust

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

**Purpose:** Applicant proposes construction of a new mixed use retail and 54 dwelling unit residential building. The height of the building will be 79 feet, 10 inches. There will be 27 parking spaces.

**NO.18491 (45<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6382**

**Common Address:** 4901-11 W Irving Park Road

**Applicant:** Irving Park Property Holdings

**Owner:** Irving Park Property Holdings

**Attorney:** Thomas Moore

**Change Request:** B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** In order to allow for the renovation of a two story building to be used as a liquor store.

**NO.18489 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6380**

**Common Address:** 5701-5703 N Ashland Ave, 5660-5662 N Clark St, 1546-1556 W Hollywood Ave

**Applicant:** Hollywood and Ashland, LLC

**Owner:** Hollywood and Ashland, LLC

**Attorney:** Michael Ezgur

**Change Request:** B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Interior remodeling of the existing building to accommodate 10 residential dwelling units, 10 parking spaces and approximately 600 square feet of retail.

**NO.18521 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6411**

**Common Address:** 5550 N Ashland

**Applicant:** AB Marathon Ltd.

**Owner:** AB Marathon Ltd.

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit a one-story addition to the existing motor vehicle repair building located at the subject property. The proposed building addition will contain 220 sq. ft. of total building area. The building addition will contain a third automobile repair bay on site. The proposed addition will be approximately 17 ft. in height and match the existing building's height. The ten (10) onsite parking spaces will remain without change. The gasoline pumping island and canopy will remain without change

**NO.18527-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6420**

**Common Address:** 5200 N Ashland

**Applicant:** Svigos Asset Management Inc.

**Owner:** Svigos Asset Management Inc.

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into a mixed-use building, with a community theatre at grade level and residential (dwelling) units above. There will be no physical expansion of the existing four story school building (101,456 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building, which will include the rehabilitation of the existing theatre - located on the first floor of the building, as well as the establishment of forty-nine (49) new dwelling units above (2<sup>nd</sup> -4<sup>th</sup> floors). The plan also calls for the location and establishment of 109 parking spaces, onsite - 69 of the parking spaces will be designated for the theatre, while the other 40 parking spaces will be reserved for residents of the building. The existing building is and will remain masonry in construction and measures 60'-0" in height

**NO.18495 (38<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6386**

**Common Address:** 5833 W Irving Park Road

**Applicant:** Awesome Apartments LLC

**Owner:** Awesome Apartments LLC

**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz

**Change Request:** B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The applicant proposes to rezone the property to allow for the rehab of the existing building which will contain 1 commercial unit on the ground floor and 3 residential dwelling units on the second floor with 3 parking spaces

**NO.18512 (36<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6412**

**Common Address:** 2342 N Lorel Ave

**Applicant:** 2342 N Lorel LLC

**Owner:** 2342 N Lorel LLC

**Attorney:** Joseph A Kearney

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** Convert to nine residential dwelling units in existing three story vacant building approximately 35' in height with nine parking spaces and no commercial spaces

**NO.18529 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6422**

**Common Address:** 2854 W Belmont

**Applicant:** 2854 W Belmont LLC

**Owner:** 2854 W Belmont LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new three-story (with basement), all residential building, with detached garages. The proposed new building will contain a total of nine (9) dwelling units. Parking for twelve (12) vehicles will be provided in detached garages, at the rear of the property. The proposed building will be masonry in construction and measure 38'-6" in height

**NO.18494-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6385**

**Common Address:** 2817 N Oakley

**Applicant:** Oakley Building LLC

**Owner:** Oakley Building LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** M2-3 Light Industry District to RM4.5 Residential Multi-Unit District

**Purpose:** Applicant proposes the construction of an 11 dwelling unit building with 13 parking spaces. The proposed building height is 47 feet

**NO.18525 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6418**

**Common Address:** 2434-2436 N Sacramento Ave, 2456-2496 N Milwaukee Ave, 2500-2544 N Milwaukee Ave and 2401-2467 N Linden Pl

**Applicant:** Houston 7979 Parking

**Owner:** Houston 7979 Parking and the Chicago Transit Authority

**Attorney:** Carol Stubblefield

**Change Request:** C2-2 Motor Vehicle related Commercial District to C2-5 Motor Vehicle Related District and then to a Planned Development

**Purpose:** The Applicant proposes to construct a new residential I and retail building with 240 dwelling units , approximately 113,767 square feet of retail , 313 accessory off-street parking spaces, 5 loading spaces, 125 bicycle spaces,—and approximately 83 feet in height.

**NO.18474 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6352**

**Common Address:** 3424 W Ohio St.

**Applicant:** Mahmoud Abdallah

**Owner:** Mahmoud Abdallah

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** To re-establish a grocery store within the existing commercial unit on the ground floor; existing dwelling unit to remain: no existing parking; approximately 1,200 SF of commercial space; existing 2-story building - no change in height proposed.

**NO.18481 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6359**

**Common Address:** 900 W Washington

**Applicant:** Torikago LLC

**Owner:** Torikago LLC

**Attorney:** Katriina McGuire

**Change Request:** DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

**Purpose:** The proposed use is a 24-unit, 132.5 foot (10 story) condominium building with 24 parking spaces on the ground floor.

**NO.18516-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6406**

**Common Address:** 817 W Lake Street

**Applicant:** SC Lake LLC

**Owner:** SC Lake LLC

**Attorney:** Harlan Powell Esq.

**Change Request:** C3-1 Commercial, Manufacturing and Employment District to C3-5 Commercial, Manufacturing and Employment District

**Purpose:** The proposed use of the property after the rezoning is a single-tenant restaurant. There will be zero (0) dwelling units and zero (0) parking spaces. The property currently contains approx. 9,166 sqft of floor area and after redevelopment will contain approx. 12,426 sqft of floor area allocated over three (3) floors with a building height of approx. forty-four (44) feet

**NO.18524 (27<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6417**

**Common Address:** 739 North Ada Street

**Applicant:** Svigos Asset Management Inc.

**Owner:** The City of Chicago Board of Education

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building and to permit the erection of a new four-story all residential building, for a total of two residential buildings, at the subject site. There will be no physical expansion of the existing four-story school building (53,725 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of thirty (30) new dwelling units and sixteen (16) interior parking spaces within the building. The existing (school) building is and will remain masonry in construction and measure 61'-2" in height. As part of the plan, the Applicant also seeks to erect a new four-story residential building (30,127 sq. ft.) at the north end of the site. The proposed new building will contain twenty-seven (27) dwelling units and interior parking for seventeen (17) vehicles, with surface parking for an additional ten (10) vehicles located at the north end of the new building. The proposed new building will be masonry in construction to match the existing (school) building and will measure 47'-0" in height

**NO.18497(26<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6388**

**Common Address:** 3200 W Armitage Ave

**Applicant:** Milos Chicago LLC

**Owner:** EDJ Investments LLC

**Attorney:** Thomas Murphy

**Change Request:** B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** Existing 1-story building will add a 605 sq. ft addition to the existing 841 sq. ft. for interior space total of 1446 sq. ft. An outdoor patio will have 539 sq ft. Remaining sq. footage of outdoor space, 1887 sq. ft., will be leased to adjacent parcel at 3204-06 W Armitage for its proposed Tavern to use as an outdoor patio 3200 W. Armitage has 1 parking space, building height is 15

**NO.18498-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6389**

**Common Address:** 3204-06 West Armitage Ave

**Applicant:** Elsewhere LLC

**Owner:** Tigerlilly LLC

**Attorney:** Thomas Murphy

**Change Request:** B3-1 Community Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** A 4,238 sq.ft. tavern on 1st floor of 3204-06 W. Armitage, 2000 sq.ft. office space remaining on 1st floor of 3206 W. Armitage 2 existing rental apts. on 2nd Floor of bldg. No parking spaces. 1,887 sq.ft. outdoor space will be leased from 3200 W. Armitage, the adjacent parcel, for an outdoor patio. Total tavern space with patio 6,125 sq.ft. No change to building height

**NO.18520 (26<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6410**

**Common Address:** 3622 W McLean

**Applicant:** Nelson Rodriguez

**Owner:** Nelson Rodriguez

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit and establish a fourth dwelling unit at the subject property. The new dwelling unit will be located in the building's basement level. The zoning change is needed to support the minimum lot area required for the fourth dwelling unit. The three (3) existing dwelling units will remain without change. The height of the building will remain without change. The two (2) garage parking spaces located at the rear of the subject lot will remain without change



**NO.18478 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6356**

**Common Address:** 917-925 W 18<sup>th</sup> Street

**Applicant:** VCP Opportunity Fund II, LLC Series III-917 W 18<sup>th</sup> St

**Owner:** VCP Opportunity Fund II, LLC Series III-917 W 18<sup>th</sup> St

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Applicant proposes to renovate the current structure to a mixed-use retail and residential dwelling unit building with commercial space on the first floor and lower level and a total of 26 residential dwelling units on floors 1-5. The commercial space on the first floor commercial space has a total of 2655 sq. ft. with additional 1,290 sq. ft. commercial space on the lower level. The height of the building will be 64'- 11". There will be a 10' x 25' x 14' loading berth along with a total of 27 parking spaces including 2 handicapped spaces.

**NO.18483 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6374**

**Common Address:** 2056 W 23<sup>rd</sup> Street

**Applicant:** Jaime Guzman and Mayra Garcia Guzman

**Owner:** Jaime Guzman and Mayra Garcia Guzman

**Attorney:** Chico & Nunes

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The existing 2 ½ story brick building, containing two dwelling units, shall remain. The zoning amendment is required in order to permit a 3<sup>rd</sup> floor addition to the existing building, which with the proposed 3<sup>rd</sup> floor addition would exceed the Floor Area Ratio (FAR) permitted in the existing RS3 District. The 3<sup>rd</sup> floor addition will be utilized for storage purposes and no additional dwelling units are proposed. Upon completion of the 3<sup>rd</sup> floor addition, the height of the building will be 30'-3".

**NO.18485 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6376**

**Common Address:** 1801-03 South Throop Street; 1249-59 W 18<sup>th</sup> Street

**Applicant:** BR Allport, LLC

**Owner:** BR Allport, LLC

**Attorney:** Michael Ezgur

**Change Request:** C1-2 Neighborhood Commercial District to B3-5 Community Shopping District

**Purpose:** The subject property consists of a four-story, mixed-use retail and residential building at 51.50 feet in height, containing approximately 6,000 square feet of retail space and 12 residential dwelling units. The Applicant proposes an interior remodeling to add 6 residential dwelling units and 2 parking spaces, resulting in a total of 18 residential dwelling units. 2 parking spaces and no loading berth.

**NO.18488 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6379**

**Common Address:** 1033-47 W Washington Blvd; 25-41 N Aberdeen St; 26-42 N Carpenter St

**Applicant:** 1045 Washington LLC

**Owner:** Ag- Products Company

**Attorney:** Chico & Nunes

**Change Request:** DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District

**Purpose:** The zoning amendment is required in order to permit the construction of a new 6-story residential building containing seventy (70) dwelling units and on-site parking for seventy-seven (77) vehicles. The height of the proposed building is 77'.

**NO.18518 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6408**

**Common Address:** 1414-46 West 21<sup>st</sup> Street and 2013-25 S Laflin Street

**Applicant:** Fox Chicago LLC

**Owner:** Fox Chicago LLC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** M1-3 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

**Purpose:** To rehab the existing building and establish commercial units on the ground floor (approximately 4,200 SF of retail/office use), and 99 dwelling units both on the ground floor and on the upper floors; 52 parking spaces; height: 3-story / 44.08

**NO.18533-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6428**

**Common Address:** 246-250 W 22<sup>nd</sup> Place

**Applicant:** Chinese Consolidated Benevolent Association of Chicago

**Owner:** Chinese Consolidated Benevolent Association of Chicago

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6.5 Residential Multi Unit District

**Purpose:** To demolish the existing building and build a new 8-story, mixed-use building with commercial space on the first and second floor (community center, approximately 26,734 SF ) and 77 dwelling units for elderly housing on the upper floors; 31 parking spaces; height: 90'-0"

**NO.18490 (24<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6381**

**Common Address:** 1013-1025 S Central Park Ave; 3500-3558 W Fillmore St.

**Applicant:** City of Chicago Department of Water Management

**Owner:** City of Chicago Department of Water Management

**Attorney:** Thomas Moore

**Change Request:** POS-2 Parks and Open Spaces District and M1-2 Limited Manufacturing/ Business Park District to M1-2 Limited Manufacturing/ Business Park District

**Purpose:** To bring entire parcel into same zoning district as part of the modernization process of the current pumping station.

**NO.18519-T1 (15<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6409**

**Common Address:** 4608-22 S Bishop St

**Applicant:** 4622 S Bishop LLC

**Owner:** 4622 S Bishop LLC

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and C1-2 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

**Purpose:** To demolish the existing building and build a new one story commercial building to house a kidney dialysis center. 22 parking spaces; approximately 10,200 SF of commercial space; height 18'-6

**NO.18480 (6<sup>th</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6358**

**Common Address:** 30 E 95<sup>th</sup> Street

**Applicant:** 9439 South State Street Building Corp.

**Owner:** 9439 South State Street Building Corp.

**Attorney:** Bernard Citron

**Change Request:** RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

**Purpose:** The Applicant proposes establishing a Currency Exchange establishment on the property

**NO.18523 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6415**

**Common Address:** 56 W Huron

**Applicant:** 56 W Huron LLC

**Owner:** The Michael Flowers Living Trust

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the location and establishment of a new eleven-story, all residential building. The proposed new building will contain a total of eleven (11) dwelling units. A residential lobby and interior parking for eleven (11) vehicles will be located on the first floor, with the dwelling (condominium) units located on above (second through eleventh floors). The proposed building will be masonry, glass and steel in construction and measure 152'-0" in height

**NO.18515-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6405**

**Common Address:** 1728-48 N Clybourn Ave

**Applicant:** The Richden Company

**Owner:** Bruce Duncan Revocable Trust and Chicago Title Land Trust Co.

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** B1-2 Neighborhood Shopping District to B2-5 Neighborhood Shopping District

**Purpose:** To build a new 6-story, 68 dwelling unit residential building; 68 parking spaces; no commercial space; 6-story, height: 69'-0

**NO.18528-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6421**

**Common Address:** 1444 West Augusta Blvd

**Applicant:** 1434 W Augusta LLC

**Owner:** Northwestern University Settlement Association

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

**Purpose:** The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building at the subject site. There will be no physical expansion of the existing four-story school building (50,304 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of twenty-three (23) new dwelling units within the building. Surface (outdoor) parking for ten (10) vehicles will also be located on-site, at the rear of the building. The existing building is and will remain masonry in construction and measure 56'-7" in height

**NO.18530 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6424**

**Common Address:** 1011-1023 N Ashland Ave

**Applicant:** Virage LLC

**Owner:** Virage LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant seeks a zoning amendment to permit a proposed four-story masonry building containing retail space at grade, and a total of thirty-three (33) residential units above at the subject site. Thirty (30) onsite parking spaces will be located within the proposed building. The proposed building will measure 50 ft. in height

**NO.18531-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6426**

**Common Address:** 1623 North Milwaukee Ave

**Applicant:** Robert Picchietti

**Owner:** Robert Picchietti

**Attorney:** Gordon & Pikarski

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

**Purpose:** The existing building will be used as a restaurant. No dwelling units are proposed. No onsite parking is proposed.

**NO.18477 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6355**

**Common Address:** 1654-56 N Rockwell St; 2609-2611 W Wabansia Ave

**Applicant:** 3FLTH IV LLC Holdings 5

**Owner:** 3FLTH IV LLC Holdings 5

**Attorney:** Thomas Moore

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** in order to allow for the commercial unit on the first floor of building 2 to be converted to a residential dwelling unit for a total of 2 residential dwelling units. There are 6 residential dwelling units in building 1 and will remain as existing. The height of building 1 is 40 feet and will remain as existing, no change. The height of building 2 is 30 feet and will remain as existing, no change

**NO.18486-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6377**

**Common Address:** 1818 W Grand Ave

**Applicant:** Shantan and Carolyn Kethireddy

**Owner:** Shantan and Carolyn Kethireddy

**Attorney:** NA

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

**Purpose:** First floor commercial retail space which is approximately 1692 sq.ft. We intend to use the converted units on floor 2 and floor 3 as a single residential dwelling unit. We will also keep the existing one car garage. The height of the existing building is approximately 40 feet (no change)

**NO.18504 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6402**

**Common Address:** 1744 N California Ave

**Applicant:** David Kaeding

**Owner:** David Kaeding

**Attorney:** Thomas Moore

**Change Request:** C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

**Purpose:** Applicant proposes to construct a rear one story addition to the 1<sup>st</sup> floor residential dwelling unit and attach the two car garage with roof deck to the existing dwelling units. The height of the existing building will remain as is.

**NO.18513 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6403**

**Common Address:** 1516-1518 N Rockwell Ave

**Applicant:** William Blake Bloehmer

**Owner:** William Blake Bloemer

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicant seeks a zoning amendment to permit the division of a single zoning lot currently measuring 50 ft. in width into two (2) separate zoning lots that will each measure 25 ft. in width. The newly created south zoning lot will be developed with a new three-story masonry building measuring 38 ft. in height and containing three (3) dwelling units. Three (3) onsite parking spaces will be located at the rear of the subject lot. The existing three-story single family home located at 1518 N. Rockwell will remain without change

**NO.18526 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6419**

**Common Address:** 1455 North Oakley Boulevard

**Applicant:** Michael and Lisa Meyer

**Owner:** Michael and Lisa Meyer

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** The Applicants are seeking a zoning amendment in order to permit the erection of a new three-story rear addition, to the existing two-and-half (2 ½ ) story residential building, at the subject site. As part of the renovation, the Applicants intend to de-convert the existing two-unit residential building into a single family residence, wherein they will reside. The proposed three-story addition will be masonry in construction, to match the existing building, and measure 32'-7" in height. Aside from the erection of the proposed addition and certain interior renovations required for the de-conversion, the exterior of the principal building and detached garage, shall remain unchanged

**NO.18532 (1<sup>st</sup> WARD) ORDINANCE REFERRED (9-24-15)**  
**DOCUMENT #02015-6427**

**Common Address:** 2765 West Francis Place

**Applicant:** Silviu Moldovan

**Owner:** Silviu Moldovan

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To allow a third dwelling unit within the existing 2 DU building; existing parking; no commercial space; existing 2 story, existing height 29'-4" - no change proposed